PARTICIPATE PROPERTY AND

The Mortgagor hereby releases and waives all rights in the said premises under I ederal exemption laws.

- The Mortgagor further covenants and agrees as follows:
- (1) That this mortgage shall secure the Mortgagee for such sums as may be advanced hereunder.
- (2) that it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the mortgage debt, whether due or not.
  - (3) That it will keep all improvements now existing or hereafter erected in good repair.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
- (5) That if there is a default in any of the terms of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, subject to the right of Mortgagor to cure such default upon written notice thereof from Mortgagee. In the event Mortgagor fails to cure said default as provided by law, this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, any costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, may be recovered and collected hereunder as provided in said note.
- (6) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.
- (7) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
  - (8) That this mortgage may not be assumed without the written consent of the Mortgagee.

SWORD JACONE ME TAILS 23 rd day of October 19 01.  SWORD JACONE ME TAILS 23 rd day of October 19 01.  SWORD JACONE ME TAILS 23 rd day of October 19 01.  SWORD JACONE ME TAILS 23 rd day of October 19 01.  SWORD JACONE ME TAILS SHOP ENGINEERING (SIAL)  STATE ORSOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do signed spouse of the above named Mortgagor(s), respectively, did this day appear before me, did detaire that (s) he does freely, voluntarily, and without any compulsion, dread or clinguist's bifut the Mortgagee(s) and the Mortgagees(s') heirs or successors and assigns, all bifur of the above named members within mentioned and released.  CIVI Number only hand and scal this  23 ref day No October 19 01  Known Public for South Carolina.  My commission expires: My Commission Express may 29, 1991  RECORDED OCT 26 1981 at 4:37 P.M.	TION OF DOWER  The hereby certify unto all whom it may concern, that the underse, and each, upon being privately and separately examined by fear of any person whomsoever, renounce, release and forever
Personally appeared the undersigned actor sign, seal and actor and deed deliver the within written instrument and that (s) he work thereof.  SWORN Selector methis 23rd day of October 1981.  SWORN Selector methis 23rd day of October 1981.  SY Combined Process of South Carolina.  SY Combined South Carolina.  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do send decidare that (s) he does freely, voluntarily, and without any compulsion, dread or insignated bifut upder (s) and the Mortgageos(s) heirs or successors and assigns, all server of sin and to all and tingular and premises within mentioned and released.  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do send decidare that (s) he does freely, voluntarily, and without any compulsion, dread or he do sorted by Nortegage (s) and the Mortgage (s) he irs or successors and assigns, all server of sin and to all and tingular and premises within mentioned and released.  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do send of the undersigned Notary Public, do send of the above named Mortgageor(s), respectively, did this day appear before methics and send of the undersigned Notary Public, do send of the undersigned Notary Public of the under	witness and made oath that (s) he saw the within named Mort, with the other witness subscribed above witnessed the execu-  TION OF DOWER  Thereby certify unto all whom it may concern, that the underse, and each, upon being privately and separately examined by fear of any person whomsoever, renounce, release and forever
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